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# **Breckinridge County ATC Renovation 2025**

## **Addendum #4**

Issued January 20, 2026

**Bid Date: January 28, 2026 @ 3:30PM CST**

Please see the attached addendum which includes the following:

- Codell Construction Addendum #4 (1 Page)
  - **REVISED BID DATE**
- Section 00010 Revised Advertisement for Bids (2 Pages)
- Pre-Bid Meeting Minutes (6 Pages)
- Pre-Bid Sign-In Sheet (1 Page)

End.



# **Breckinridge County ATC Renovation 2025**

## **Addendum # 4**

**Date of Issue: January 20, 2026**

**REVISED BID DATE:**           **January 28, 2026 at 3:30PM**

**LOCATION (Unchanged):**   **135 Bank Street**  
                                     **Hardinsburg, KY 40143**

**IF MAILING BIDS:**           **Dr. Nick Carter**  
                                     **86 Airport Road**  
                                     **Hardinsburg, KY 40143**

**CUTOFF FOR QUESTIONS:**   **End of Business Wednesday, January 21, 2026.**

All questions regarding this project must be submitted via email to the Construction Manager ([lowenby@codellconstruction.com](mailto:lowenby@codellconstruction.com)) and the Architect ([jcash@scbarchitects.com](mailto:jcash@scbarchitects.com)) pursuant to Section 00102.

This addendum forms as part of the Contract Documents and modifies the original Contract Documents dated November 2025 (Volume 2 & 3 Project Manuals), November 10, 2025 (Contract Drawings) and December 20, 2025 (Volume 1 Project Manual) as noted below. Failure to note this addendum on the Bid Proposal Form may result in disqualification of the bid.

End

**SECTION 00010**  
**ADVERTISEMENT FOR BIDS**

**BRECKINRIDGE COUNTY SCHOOLS** (OWNER) will receive proposals through Codell Construction Company (CONSTRUCTION MANAGER) to furnish all labor and materials to complete the **BRECKINRIDGE COUNTY ATC RENOVATION 2025 BG#25-316** located at 1915 East Highway 60, Harned, KY 40144. Work is to be performed in accordance with plans, specifications, and addenda prepared by SHERMAN CARTER BARNHART ARCHITECTS, PLLC (ARCHITECT & CIVIL ENGINEER), AND CMTA CONSULTING ENGINEERS (M/E ENGINEER).

The Owner reserves the right to reject any or all bids and to waive all informalities and/or technicalities where the best interest of the Owner can be served. Bid opening will be public, and contracts and direct purchase orders will be with the Owner.

Bids will be due by JANUARY 28, 2026 at 3:30 PM CST and will be opened at BRECKINRIDGE COUNTY BOARD OF EDUCATION ANNEX, 135 BANK STREET, HARDINSBURG, KY 40143. Each bid must be accompanied by a 5% Bid Bond. The bid will be submitted in duplicate on copies of the Form of Proposal located in the Volume One Project Manual Bidding and Contract Documents. Both copies of the Form of Proposal and Bid Bond shall be placed in a manila envelope and have the Project Name and Proposed Bid Package number affixed. No Bidder may withdraw a bid submitted for a period of sixty (60) days after the date set for the opening of bids.

If a bidder wishes to mail a bid, it should be mailed to: SUPERINTENDENT NICK CARTER, BRECKINRIDGE COUNTY SCHOOLS, 86 AIRPORT ROAD, HARDINSBURG, KY 40143. If bid is mailed, it must be received prior to JANUARY 28, 2026 at 3:30 PM CST. Electronic bids will **NOT** be allowed.

Questions should be directed to the Construction Manager and the Architect.

Lewis Owenby  
Codell Construction Company  
4475 Rockwell Road  
Winchester, KY 40391  
(859) 744-2222  
(859) 550-3161  
lowenby@codellconstruction.com

Jennifer Cash  
Sherman Carter Barnhart Architects, PLLC  
144 Turner Commons Way, Suite 110  
Lexington, KY 40508  
(859) 254-1351  
(859) 244-8446  
jcash@scbarchitects.com

An electronic copy of the complete set of Drawings, Specifications, and the Project Manual are available at no cost from Lynn Imaging, [lynnimaging.com](http://lynnimaging.com). If bidder desires hard copy of Drawings and Specifications, bidder will be responsible for paying the printing cost.

Bid documents will be on file at:

1. Builder's Exchange, Inc., 7250 Poe Avenue, Dayton, OH 45414
2. Dodge Construction Central, 300 American Metro Blvd. Suite 185, Hamilton, NJ 08619
3. The Blue Book Building & Construction Network, 800 E. Main Street, Jefferson Valley, NY 10535
4. Builders Exchange, 2300 Meadow Drive, Louisville, KY 40218
5. Builders Exchange of Tennessee, 300 Clark Street, Knoxville, TN 37921
6. AGC of Western Kentucky, 2201 McCracken Blvd, Paducah, KY 42001-9655
7. Construct Connect, 3825 Edwards Road, Suite 800, Cincinnati, OH 45209

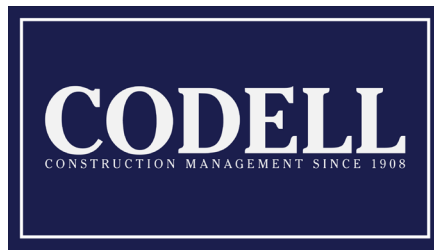
A pre-bid conference was held JANUARY 6, 2026 at 11:30 AM CST at BRECKINRIDGE COUNTY BOARD OF EDUCATION ANNEX, 135 BANK STREET, HARDINSBURG, KY 40143.

**SECTION 00010**  
**ADVERTISEMENT FOR BIDS**

The Project Schedule was issued in Addendum #01. The contract will include liquidated damages assessed at \$1,000.00/day if the completion date is not met. **Successful Bidders are required to furnish a 100% Performance and Labor and Material Payment Bond for this Project.**

The following bids are requested:

BID PACKAGE #1 – GENERAL TRADES  
BID PACKAGE #2 – PLUMBING & MECHANICAL  
BID PACKAGE #3 – ELECTRICAL



## Breckinridge County ATC Renovation 2025

### PRE-BID MEETING MINUTES

January 6, 2026 11:30am CST

Start 11:31am CST

#### Introduction

Owner Representative(s):	<u>Dr. Nick Carter - Superintendent</u> <u>Kevin Coomes - Chief Information Officer</u> <u>Brandon Hayes - Chief Financial Officer</u>
Design Team Representative(s):	<u>Kenny Stanfield - SCB</u> <u>Brantley Adams - SCB</u> <u>Louis Seidel - SCB</u>
Engineer(s)/Consultant(s):	<u>Andrew Godoy - CMTA</u>
Codell Representative(s):	<u>Lewis Owenby - Project Manager</u> <u>John Hagan Codell - VP Operations</u>

- Brief description of the scope of work by Design Team: Project is a renovation of several spaces in the existing ATC including the addition of a shower, upgraded welding lab and criminal justice areas, and a new monument sign.

#### Review of Volume I Project Manual & Instructions to Bidders:

##### **1. Section 00010: Advertisement for Bids:**

- Bids are due January 15, 2026, at 3:30pm CST and will be opened at Breckinridge County Schools Board of Education Annex, 135 Bank Street, Hardinsburg, KY 40143.
- Hard copy bids should be delivered to Breckinridge County Schools Board of Education Annex, 135 Bank Street, Hardinsburg, KY 40143. and opening will be public.
- *If mailing your bid, send to Dr. Nick Carter's attention at 86 Airport Road, Hardinsburg, KY 40143.*
- Two copies of the Form of Proposal and 5% Bid Bond must be placed in a manila envelope with the Project Name and Bid Package number affixed.

- No Bidder may withdraw a bid submitted for a period of sixty (60) days after the date of Bid Opening.
- No exclusions or qualifications of bids are permitted. Bidders must submit bids for the entire scope of work included in the Bid Package(s) for which they are bidding.
- Successful bidders will enter into Contracts and Purchase Order Agreements with the School District per Specification Section 00400.

## **2. Questions:**

- Requests for Materials Substitutions shall be submitted via email to Codell Construction and the Design team and must utilize the Certificate of Product Compliance Form found in Specification Section 00103.
- All questions regarding this project must be submitted via e-mail to Codell Construction ([lowenby@codellconstruction.com](mailto:lowenby@codellconstruction.com)) AND the Design Team ([icash@scbarchitects.com](mailto:icash@scbarchitects.com)) The deadline for questions is the close of business January 6, 2026.

## **3. Form of Proposal & Supplementary Documents:**

- The Form of Proposal is located in Volume One, Section 00200 of the Specifications. The Form of Proposal must be completed in its entirety and shall not be modified in any manner.
- Be certain to identify all Addenda individually on the Form of Proposal.
- Write out in words the dollar figure as well as insert the numeric dollar figure of your Base Bid. The Base Bid must include all labor and materials necessary to perform the work, including break-out materials that you may list for the Owner to purchase directly on your behalf.
- Be certain to indicate your price for all Alternates. Bidders are required to mark the appropriate column without omission.
- List of Proposed Subcontractors:
  - Complete and submit with your bid.
  - All subcontractors will be required to obtain local business license, etc., and abide by all terms of the contract.
- List of Proposed Suppliers and Manufacturers:
  - Complete and submit within one (1) hour of the bid.
  - Bidders are at a minimum required to provide this information for those materials or divisions of work identified.
  - Bidders must complete this section even if not applicable to their bid and shall indicate as such.

- Unit Prices:
  - Complete and submit within one (1) hour of the bid.
  - These amounts, upon acceptance, will be utilized to determine any adjustment to the contract price due to changes in the scope of work.
- Direct Material Purchases:
  - Complete and submit within four (4) days of the bid if you intend to utilize Purchase Orders.
  - List each of the materials you intend for the Owner to purchase directly from suppliers on separate line items.
  - The information listed here shall match exactly the information listed in Section 00270, the Material Supplier Authorization Form.
  - Following formal approval of Bids and Alternates, the bidder will have the opportunity to formalize the listing of Purchase Orders and amounts.
  - Codell Construction will prepare and submit the electronic KDE Purchase Order Summary Form based upon this information to KDE on the bidder's behalf.
  - Your contract amount will be written for the total cost of your bid less the amount of the direct purchase orders for the materials.
  - The Owner is a tax-exempt entity; therefore, the amount of your purchase orders should not include sales tax.
  - The value of Direct Purchase Orders cannot be less than \$5,000.
- Be certain to sign your bid on the last page of the Form of Proposal.
- Section 00202: Non-Collusion Affidavit:
  - Complete and submit with your bid.
  - This form must be notarized.
- Section 00206: W-9:
  - Complete and submit with your bid.
  - W-9 must be dated the day of the bid.
  - Each Supplier utilizing a Purchase Order will also need to submit within four (4) days of the bid a W-9 dated the day of the bid.
- Section 00207: Affidavit of Assurances:
  - Complete and submit with your bid.
  - This form must be notarized.
- Section 00208: Business Identification:
  - Complete and submit with your bid.
  - If none apply, bidder shall indicate as such.
- Section 00209: Contractor Contact Information:
  - Complete and submit with your bid.
- Section 00250: Bid Bond:
  - Complete and submit with your bid.

- A Bid Bond or a certified check equaling 5% of the bid including direct purchase materials is required.
- Bid Bond must conform with AIA Document 310.
- Successful bidders will be required to provide 100% Performance and Payment Bonds for full value of bid.
- Section 00270: Material Supplier Authorization:
  - Complete and submit within four (4) days of approval of bids.
  - Each supplier listed on the Direct Material Purchases Listing is required to complete this form indicating the cost of materials for the Base Bid and any applicable Alternates.
  - The information listed here shall match exactly the information listed on the Direct Material Purchases Listing.
  - This form must be notarized.
  - Each supplier is also required to execute a Purchase Order directly with the owner. A Sample of the required Purchase Order Form is found in Section 00275.

#### **4. Section 01000: Site Conditions:**

- Contractors are responsible for examining the site for existing conditions.
- All work must be coordinated through CM. Existing ATC services and utilities must remain in operation with minimal downtime.
- Hazardous Materials Abatement will be handled by the Owner.

#### **5. Section 01010: Project Schedule:**

- The Project Schedule(s) is being issued by Addendum. Bidders shall bid the project according to the schedule. The Schedule is based on a 5-day (8 hours per day) work week. Weekend work or additional shifts will be required if Contractors cannot meet durations listed in schedule during normal work week. Some phased work may overlap, and it is required that enough manpower be utilized to perform the work concurrently. It is expected if bids come in on budget we will commence as shown on the project schedule. Plan is to procure material ASAP and commence work as shown on Schedule.
- Adverse Weather Days should not affect this project.
- The schedule is built to give as much time as possible to secure long lead time items.
- Contracts will include liquidated damages assessed at \$1,000/day if the completion date is not met.

#### **6. Section 01030: Alternates and Allowances:**

##### **SCHEDULE OF ALTERNATES:**

1. ALL WORK IN OFFICE 189 AND STORAGE 190.
  - i. *This should be Office 130 and Storage 130A. To be changed via Addendum.*
2. ADD ARGON TANK MANIFOLD AND PIPING TO BOOTHS 1 THROUGH 8.
3. IP CAMERA SERVER AND NEW IP CAMERAS.



4. REPLACE EXISTING MONUMENT SIGN AND LIGHTING.
5. LIGHTING IN CRIMINAL JUSTICE 127.
6. PAINT ENTIRE ROOM IN CRIMINAL JUSTICE 127.
7. POLISHED AND STAINED FLOOR LEVELER IN LIEU OF VCT IN CRIMINAL JUSTICE 127.
8. OWNER PREFERRED DOOR HARDWARE.
  - i. *The Owner preferred hardware is BEST.*

**7. Section 01400: Codes, Standards, and Industry Specifications:**

- Each Contractor is responsible for quality control for their own work.
- Owner shall employ and pay for services of independent testing laboratories to perform specified inspections and testing that is noted under separate sections.

**8. Section 01500: Construction Facilities and Temporary Controls:**

- Bidders shall review this section for additional requirements specific to bid packages. This section includes items relating to barriers, enclosures, temporary signage, cleaning, temporary facilities, temporary water, heating, and electric, et cetera.

**9. Section 01900: Language Specific to Individual Bids:**

- Bidders shall review the scope description of all Bid Packages to ensure your bid includes all labor and materials as well as coordination with other trades to complete the scope of work.
- Combo Bid Package will be released via Addendum.

**10. General Comments:**

- Site Safety will be a point of emphasis on the project. Successful bidders will be required to provide a copy of their Company Safety Policy and a Site-Specific Safety Plan.
- Any change to the scope of work will be issued formally via addenda.
- The minutes from this meeting will be issued in a forthcoming Addendum along with any questions that are to be addressed.

**11. Architect and Consultant Comments:**

- *The Team appreciated everyone's interest in the project, and their effort, working on this project over the holidays.*

**12. Q/A Session:**

- Is Alternate # 3 (IP Camera Server and New IP Cameras) a standalone system or is it tied into a localized network?
  - i. *The Owner can login and view cameras from each facility on a computer, but there is no master system in which everything is tied back to. It is intended to be a standalone system that can be accessed online.*
- Who is the roofing contractor to coordinate with?
  - i. *Insulated Roofing Contractors (IRC)*

**13. Adjourn/Site Walk-Through:**

End 11:48am CST

[illegible]